

136.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,040,800 / 1,040,800

1,040,800 / 1,040,800

1,040,800 / 1,040,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NARSULE CHAITAN K	
Owner 2: STEVENSON ELIZABETH K	
Owner 3:	

Street 1: 32 HILLSDALE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: IVERS LOUISE R/ ESTATE -

Owner 2: -

Street 1: 32 HILLSDALE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,040 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2287 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6040		Sq. Ft.	Site		0	90.	1.00	10									541,078						541,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							87293
							GIS Ref
							GIS Ref
							Insp Date
							07/27/20


Patriot Properties Inc.
 USER DEFINED

Prior Id # 1:	87293
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:50:40
Print	
Date	Time
10/06/20	11:17:20
Last Rev	
Date	Time
12/11/2014	00:50:40
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,300	6200	6,040.	541,100	971,600	971,600	Year End Roll	12/18/2019
2019	101	FV	311,200	6400	6,040.	571,100	888,700	888,700	Year End Roll	1/3/2019
2018	101	FV	311,200	6400	6,040.	420,800	738,400	738,400	Year End Roll	12/20/2017
2017	101	FV	311,200	5100	6,040.	402,800	719,100	719,100	Year End Roll	1/3/2017
2016	101	FV	311,200	5100	6,040.	372,700	689,000	689,000	Year End	1/4/2016
2015	101	FV	299,300	5100	6,040.	312,600	617,000	617,000	Year End Roll	12/11/2014
2014	101	FV	299,300	5100	6,040.	305,400	609,800	609,800	Year End Roll	12/16/2013
2013	101	FV	299,300	5100	6,040.	291,000	595,400	595,400		12/13/2012

Parcel ID 136.0-0002-0018.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IVERS LOUISE R/	72991-336	1	7/25/2019		1,100,000	No	No		
	14045-397		8/1/1980		96,000	No	No	Louise R Ivers dod 2/11/2019	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1417	Alterati	177,531					
3/4/1998	103	Manual	2,500				REROOF	
4/8/1997	152	Manual	9,000				CEDAR SIDING	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	Measured	DGM	D Mann
9/29/2017	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	16 - Stone Vene	15%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE W/ STONE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1935
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G21
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

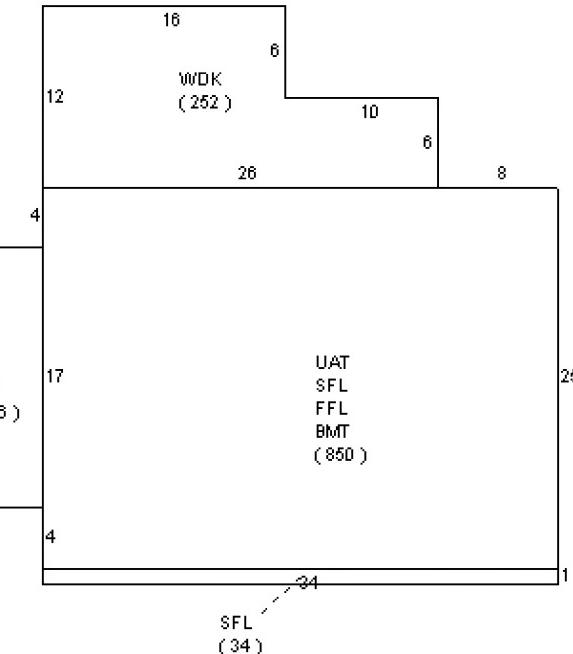
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	8X14	A	AV	2000	5.60	T	15.2	101			500			500
19	Patio	D	Y	1	10X14	A	AV	2010	4.93	T	7.2	101			600			600

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

HEAT IN UAT NOT WORKING. FP IN BMT NOT WORKING.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 9 BRS: 4 Baths: 1 HB: 1	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.25553632
Const Adj.:	1.05305326
Adj \$ / SQ:	178.490
Other Features:	111500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553293
Depreciation:	59756
Depreciated Total:	493537

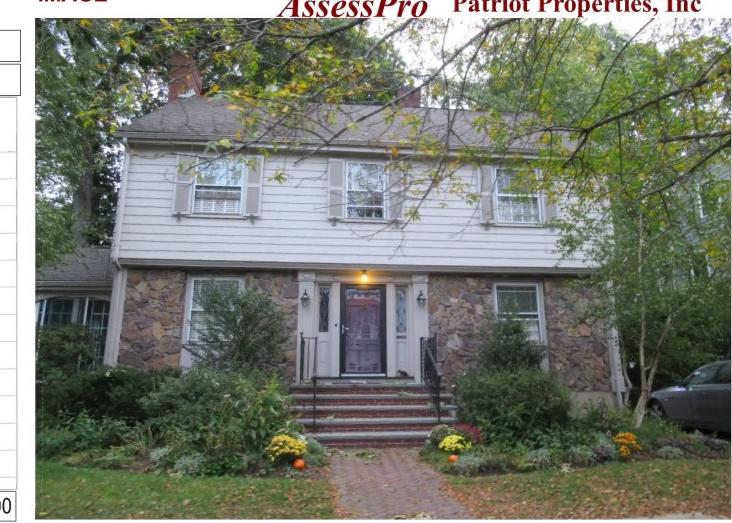
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.34
Special Features:	0	Val/Su Net:	154.95
Final Total:	493500	Val/Su SzAd:	284.60

PARCEL ID

136.0-0002-0018.0

IMAGE

AssessPro Patriot Properties, Inc